



OFFICE OF ENVIRONMENTAL COORDINATOR

BEV SHANE, AICP
Environmental Coordinator

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NEGATIVE DECLARATION

PROJECT PROPOSER: CD DG Columbia LLC

PROJECT NUMBER: Site Development Permit SDP14-003 and Conditional Use Permit CUP14-012

PROJECT DESCRIPTION:

1. Site Development Permit SDP14-003 for the construction of a 9,100± square foot retail commercial building, a five foot tall 32± square foot monument sign, landscaping, utilities, and a 40 space parking lot. The proposed tenant is Dollar General.
2. Conditional Use Permit CUP14-012 to allow 230± square feet of signage pursuant to Section 17.652.060(I) of the Tuolumne County Ordinance Code. The proposed signs include two attached 97.5± square foot signs, one facing Parrotts Ferry Road and the other Howser Lane, and one detached 32± square foot monument style sign.

LOCATION: The project site is located at 22345 Parrotts Ferry Road, Columbia. On the southeast corner of the intersection of Howser Lane and Parrotts Ferry Road. A portion of Section 14, Township 2 North, Range 14 East. Assessor's Parcel Number 32-180-01. Supervisorial District Number 5.

ASSESSOR'S PARCEL NO: 32-180-01

COUNTY: County of Tuolumne

LEAD AGENCY: Tuolumne County Community Resources Agency

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2014

DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), the Environmental Coordinator for the County has conducted an Initial Study and Environmental Assessment to determine whether the proposed project may have a significant effect on the environment. On the basis of that study and the following findings, the Environmental Coordinator makes the following determination:

- ☐ [] The proposed project will not have a significant effect on the environment and a Negative Declaration has been prepared.
- ☒ [X] Although the project, as originally proposed, had a potential to have a significant effect on the environment, the project has been modified by incorporating measures to mitigate the potential impacts into the conditions of approval; therefore, a Mitigated Negative Declaration has been prepared.

The attached Initial Study incorporates all relevant information regarding the potential environmental effects of the project, includes project mitigation measures, and confirms the determination that an Environmental Impact Report (EIR) is not required for the project.

FINDINGS

- A. The proposed project will not result in significant adverse impacts to the environment.
- B. The Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and State and County Guidelines for the implementation of CEQA.
- C. The Negative Declaration reflects the independent judgment of the County of Tuolumne.
- D. Pursuant to Section 21081.6(a)(1) of the Public Resources Code, a reporting and/or monitoring plan has been prepared, as incorporated into the conditions of project approval, in order to avoid significant effects to the environment.
- E. The conditions of Site Development Permit SDP14-003 and Conditional Use Permit CUP14-012 project are roughly proportional to the respective potential environmental impacts associated with the proposed project.
- F. Pursuant to Section 21081.6(a)(2) of the Public Resources Code, the custodian and location of the documents and materials which constitute the record of proceedings upon which this decision to adopt the Negative Declaration have been made are as follows:

Environmental Coordinator/Community Resources Director, Tuolumne County Community Resources Agency, 48 Yaney, Sonora, California.

Fire Prevention Division, Tuolumne County Fire Department, 48 Yaney, Sonora, California.



Bev Shane, AICP
Environmental Coordinator



Date

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